

COCKBURN
ESTATE AND LETTINGS AGENTS

Felhampton Road

SE9 3NT



***** CHAIN FREE SALE *****

This beautifully presented three-bedroom home on Felhampton Road offers a fantastic opportunity for those seeking a spacious and well-located property. With its generous living areas and potential for enhancement, it's an ideal choice for first-time buyers or growing families.

The ground floor features a spacious reception room, providing a comfortable space for relaxation and entertaining. This flows seamlessly into an open-plan kitchen/diner, perfect for family meals and social gatherings. Upstairs, you will find three well-proportioned bedrooms, offering versatile accommodation.

Externally, the property benefits from a charming garden to the rear, providing a private outdoor space. To the front, there is the convenience of off-street parking on the driveway, and a single garage. There is also significant potential for extension, subject to the necessary planning permissions (STPP), allowing future owners to further enhance the property.

Located in New Eltham, the property is within walking distance of New Eltham Railway Station, offering excellent transport links. Residents will also appreciate being within easy reach of local shops, reputable schools, and various leisure facilities, making daily life convenient and enjoyable. This home is ready for its new owners and is offered with a chain-free sale. Viewing is highly recommended to appreciate the potential and lifestyle on offer.



Key Features:

- ❑ Chain Free Sale
- ❑ Three Well Proportioned Bedrooms
- ❑ Generous Reception Room + Open Kitchen/Diner
- ❑ Off Street Parking + Garage
- ❑ Potential For Extension STPP
- ❑ Charming Garden To Rear
- ❑ New Eltham Railway Station Within Walking Distance
- ❑ Within Easy Reach Of Local Shops, Schools & Leisure Facilities
- ❑ Ideal For First Time Buyers Or Growing Families
- ❑ Council Tax Band E - Royal Borough Of Greenwich



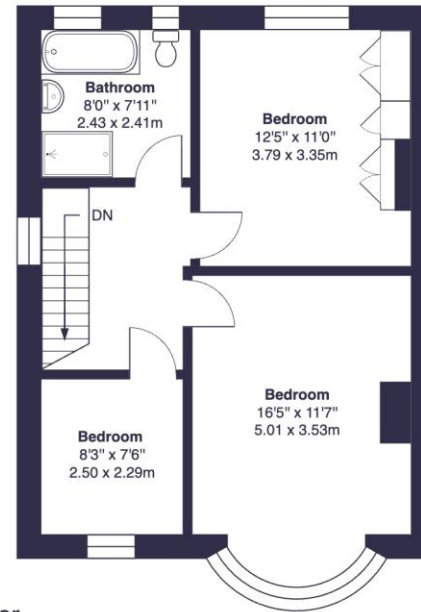
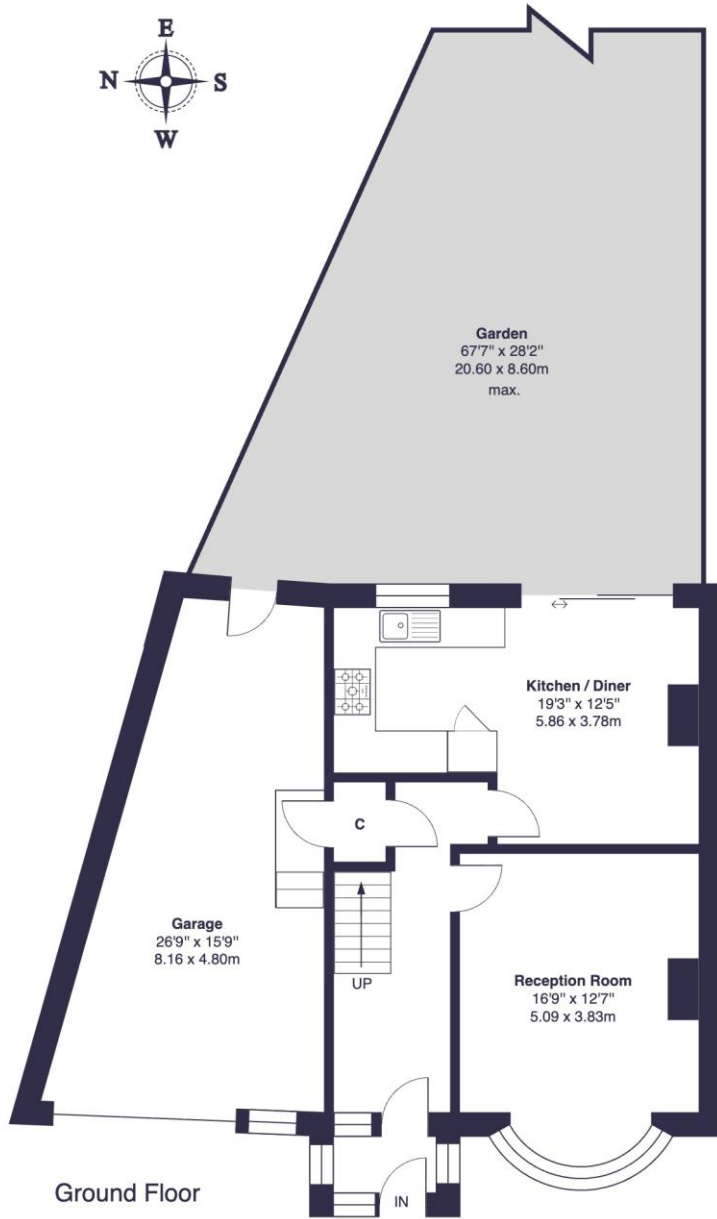


Felhampton Road, SE9

Approximate Gross Internal Area
= 1085 sq ft / 100.8 sq m

Garage Area = 287 sq ft / 26.7 sq m

Approximate Total Area
= 1372 sq ft / 127.5 sq m



EPC: D

COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB

This floor plan was produced using RICS measurements standards 2nd edition. This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By Prime Square Photography / Copyright 2026